

CITY OF MESA

MINUTES OF THE PLANNING HEARING OFFICER

Held in the View Conference Room
55 North Center
Date April 9, 2009 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Debbie Archuleta
Tom Ellsworth

OTHERS PRESENT

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the February 5, 2009, hearing as submitted.

Before adjournment at 1:42 p.m., action was taken on the following item(s):

Zoning Cases: Z09-04, Z9-05, Z09-06, Z09-07

Item: **Z09-04 (District 6)** 1017 South 88th Street. Located north of Southern Avenue and west of Ellsworth Road. (1.11± ac) Rezone from Maricopa County Ru-43 to City of Mesa R1-43. For the establishment of City of Mesa zoning on recently annexed property.

Comments: Tom Ellsworth, Senior Planner, explained that State Law requires comparable zoning be established on recently annexed properties. He further explained that this site meets the Zoning Code requirements for the Zoning District and is in compliance with the General Plan.

PHO Petrie stated that the zoning is in conformance with the General Plan and consistent with the surrounding neighborhood

The Planning Hearing Officer **approved** zoning case Z09-04 conditioned upon:

1. Compliance with all City development codes and regulations.
2. Future review of development per Zoning Ordinance requirements.

MINUTES OF THE APRIL 9, 2009 PLANNING HEARING OFFICER HEARING

Item: **Z09-05 (District 6)** 7938 East 2nd Avenue. Located east of Sossaman Road and south of Main Street. (0.21± ac) Rezone from Maricopa county R1-6 to City of Mesa R1-6. For the establishment of City of Mesa zoning on recently annexed property.

Comments: Tom Ellsworth, Senior Planner explained this property was annexed in December of 2008. The zoning was the same as the County, and the use in conformance with the General Plan.

PHO Petrie stated that the zoning is in conformance with the General Plan and consistent with the surrounding neighborhood

The Planning Hearing Officer **approved** zoning case Z09-05 conditioned upon:

3. Compliance with all City development codes and regulations.
4. Future review of development per Zoning Ordinance requirements.

MINUTES OF THE APRIL 9, 2009 PLANNING HEARING OFFICER HEARING

Item: **Z09-06 (District 5)** 839 North 98th Street. Located south of Brown Road and west of Crismon Road. (1.07±) Rezone from Maricopa County RU-43 to City of Mesa R1-43. For establishment of City of Mesa zoning on recently annexed property.

Comments: Tom Ellsworth, Senior Planner explained this property was recently annexed. The zoning was the comparable to the County zoning, and the use was in conformance with the General Plan.

PHO Petrie stated that the zoning is in conformance with the General Plan and consistent with the surrounding neighborhood

The Planning Hearing Officer **approved** zoning case Z09-06 conditioned upon:

1. Compliance with all City development codes and regulations.
2. Future review of development per Zoning Ordinance requirements.

MINUTES OF THE APRIL 9, 2009 PLANNING HEARING OFFICER HEARING

Item: **Z09-07 (District 6)** 10617 East Oasis Street. Located south of Broadway Road and west of Signal Butte Road. (4.9± ac). Rezone from Maricopa County R1-8 to City of Mesa R1-9. For the establishment of City of Mesa zoning on recently annexed property.

Comments: Tom Ellsworth, Senior Planner explained this property was still going through the annexation process. He further explained that this would be the closest zoning the City has to the R1-8 County zoning. He explained that there would be a future rezoning and General Plan Amendment for the MARC Center which would go to the Planning and Zoning Board and City Council. Although the proposed use was not in conformance with the General Plan it was consistent with the use that existed in the County.

PHO Petrie stated that although the zoning was not consistent with the existing use it was comparable to the current County zoning.

The Planning Hearing Officer **approved** zoning case Z09-07 conditioned upon:

1. Compliance with all City development codes and regulations.
2. Future review of development per Zoning Ordinance requirements.

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Note: *CD's of the Planning Hearing Officer Hearings are available in the Planning Division Office for review.*

Respectfully submitted,

John Wesley, Secretary
Planning Director

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